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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
957,000 / 957,000
957,000 / 957,000
957,000 / 957,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58-58A		DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FANTASIA SALVATORE/FRANCA	
Owner 2: TRS/SALVATORE FANTASIA TR	
Owner 3:	

Street 1: 122 SPY POND PARKWAY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FANTASIA SALVATORE C--ETAL -

Owner 2: FANTASIA FRANCA -

Street 1: 122 SPY POND PARKWAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1945, having primarily Vinyl Exterior and 2030 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6000.000	477,000		480,000	957,000		11882
							GIS Ref
							GIS Ref
							Insp Date
							02/23/18


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	11882
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	477,000	0	6,000.	480,000	957,000	957,000	Year End Roll	12/18/2019
2019	104	FV	359,100	0	6,000.	510,000	869,100	869,100	Year End Roll	1/3/2019
2018	104	FV	357,000	0	6,000.	372,000	729,000	729,000	Year End Roll	12/20/2017
2017	104	FV	334,800	0	6,000.	324,000	658,800	658,800	Year End Roll	1/3/2017
2016	104	FV	334,800	0	6,000.	276,000	610,800	610,800	Year End	1/4/2016
2015	104	FV	298,300	0	6,000.	270,000	568,300	568,300	Year End Roll	12/11/2014
2014	104	FV	298,300	0	6,000.	222,000	520,300	520,300	Year End Roll	12/16/2013
2013	104	FV	310,400	0	6,000.	211,200	521,600	521,600		12/13/2012

Parcel ID 016.0-0008-0001.0

!1435!

PRINT

Date	Time
12/10/20	17:01:45

LAST REV

Date	Time
03/26/18	11:00:14

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FANTASIA SALVAT	48224-34		9/26/2006	Family	99	No	No		
	19518-37		12/1/1988		270,000	No	No	Y	

PAT ACCT.

1435

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2010	893	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2018	MEAS&NOTICE	BS	Barbara S
5/8/2009	Measured	372	PATRIOT
10/30/1999	Inspected	264	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	267	PATRIOT
9/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

